

Price list

Current at 20:03 PM 19 May 2022

Vertex

Lot No.	Stage	Street Name	Area (m ²)	Frontage (m)	Titles	Price (\$)	Notes
233	4	Capilano Avenue	407	15.0	Dec 2022	\$182,000 #	Corner Lot
369	4	Broadgate Boulevard	480	16.0	Dec 2022	\$205,000	
370	4	Ontario Parkway	432	15.0	Dec 2022	\$197,000	Opposite a Park
371	4	Ontario Parkway	375	12.5	Dec 2022	\$183,000	Opposite a Park
373	4	Ontario Parkway	375	12.5	Dec 2022	\$183,000	Opposite a Park
374	4	Ontario Parkway	375	12.5	Dec 2022	\$183,000	Opposite a Park
375	4	Ontario Parkway	437	14.0	Dec 2022	\$194,000	Cnr opposite Park

Prices include premium eco-logical front yard landscaping package and side & rear fencing.

Prices shown are inclusive of GST and subject to change without notice.

- # BAL (Bushfire Attack Level) rating applies
- * Quiet House Design requirement applies

Resale lots are excluded from any promotion or incentive LWP may offer from time to time.

Purchasers will need to ensure they have their Finance Letter of Eligibility (LOE) in place from their financial institution or Broker, and a \$1,000 deposit.

**Call Garth on 0497 007 977 or email
vertex@lwpproperty.com.au**

Future Release

Future Release



- Stage 4 (R30)
- Existing Residential
- Future Residential

- LEGEND**
- Brick Paving
 - Footpath
 - Retaining Wall
 - Twinside Retaining Wall
 - Lot Level
 - Western Power Mini Pillar & Housing Connection
 - Western Power Uni Pillar & Housing Connection
 - Street Light
 - Western Power Padmount Site
 - Water Connection
 - Deferred Water Connection
 - Sewer Easement
 - Drainage Manhole
 - Side Entry Pit
 - Drainage Grate
 - Sewer Housing Connection / Manhole
 - Water Valve & Hydrant
 - NBN Housing Connections
 - NBN Network Pit
 - NBN Fibre Distribution Hub
 - Recommended Garage Location
 - Access Restriction
 - BAL - Fire Attack Level 12.5 BAL - Indicative
 - Road level

VERTEX
PRIVATE ESTATE

STAGE 4
YANCHEP

vertex-yanchep.com.au

All of the lots are subject to RMD-30 zoning



All Dimensions and Areas are subject to survey. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Engineering and Cadastral design still to be finalised and is subject to change. MNC REF:- 98694sa-102c DATE: 28/03/2022 ©COPYRIGHT



Pre-Purchase Information

To help make the process of buying land at Vertex as smooth as possible, LWP has put together the following pre-purchase information.

Should you have any other queries, please contact our Sales team on 0497 007 977.

Finance Pre-Approval

A finance pre-approval letter is required when you purchase your land at Vertex.

You will need to formally apply to a financial institution or broker seeking pre-approval of your finance; generally the more information you provide at the start of the process such as income, expenditure figures and assets the quicker your finance will be pre-approved.

Financial institutions and Brokers will pre-approve your finance in writing.

Deposit

A deposit of \$1,000 for the purchase of land is payable upon signing contract documentation. The deposit is accepted via EFT, cheque or bank transfer.

The deposit cheque should be made payable to LWP Realty Trust Account.

Finance Approval

Titled Land

Purchasers signing a contract to purchase land only will be given 4 weeks to obtain unconditional finance approval. Purchasers requiring finance for both house and land will be given 7 weeks to obtain unconditional finance approval.

Untitled Land

Purchasers will be given 7 weeks to obtain unconditional finance approval, however a time longer than 7 weeks maybe given to obtain unconditional finance approval where titles are not expected to issue within 3 months of the date of contract signing.

Settlement

You will need to nominate a settlement representative at the earliest opportunity either at or shortly after signing your contract. Your settlement agent will be responsible for preparation of the transfer of land documentation and lodgement of contract for stamp duty assessment.

Settlement will be no later than A) within 21 days from unconditional finance approval, or B) within 14 days of issue of title.

First Home Owners

The Australian Government introduced the First Home Owner Grant (FHOG) Scheme to help people with the purchase of their first home.

First home owners should check to ensure they qualify for the FHOG by one of the following:

Website: www.osr.wa.gov.au or www.firsthome.gov.au

Email: firsthomegrant@dtf.wa.gov.au

Telephone: 1300 363 211

Location: Office of State Revenue
Plaza Level, Mt Newman House
200 St Georges Terrace, Perth WA 6000

LWP recommends that all relevant information and approvals be passed on to your settlement agent / financial institution at the earliest opportunity.

Foreign Investment Review Board (FIRB)

If you are not a permanent resident of Australia and wish to purchase land there are special conditions that apply.

Please notify LWP at time of signing if you are not an Australian resident.

For further information, please contact the Foreign Investment Review Board:

c/o Department of the Treasury
Langton Crescent, Canberra ACT 2600
Telephone: (02) 6263 3795
Fax: (02) 6263 2940
Website: www.firb.gov.au

Your Local Council

For information on security services, shire rates or council policies please contact the City of Wanneroo.

City of Wanneroo Civic Centre (Council Chambers & Administration)
23 Dundobar Road, Wanneroo WA 6065
Telephone Enquiries: 9405 5000
Web: www.wanneroo.wa.gov.au
Email: enquiries@wanneroo.wa.gov.au